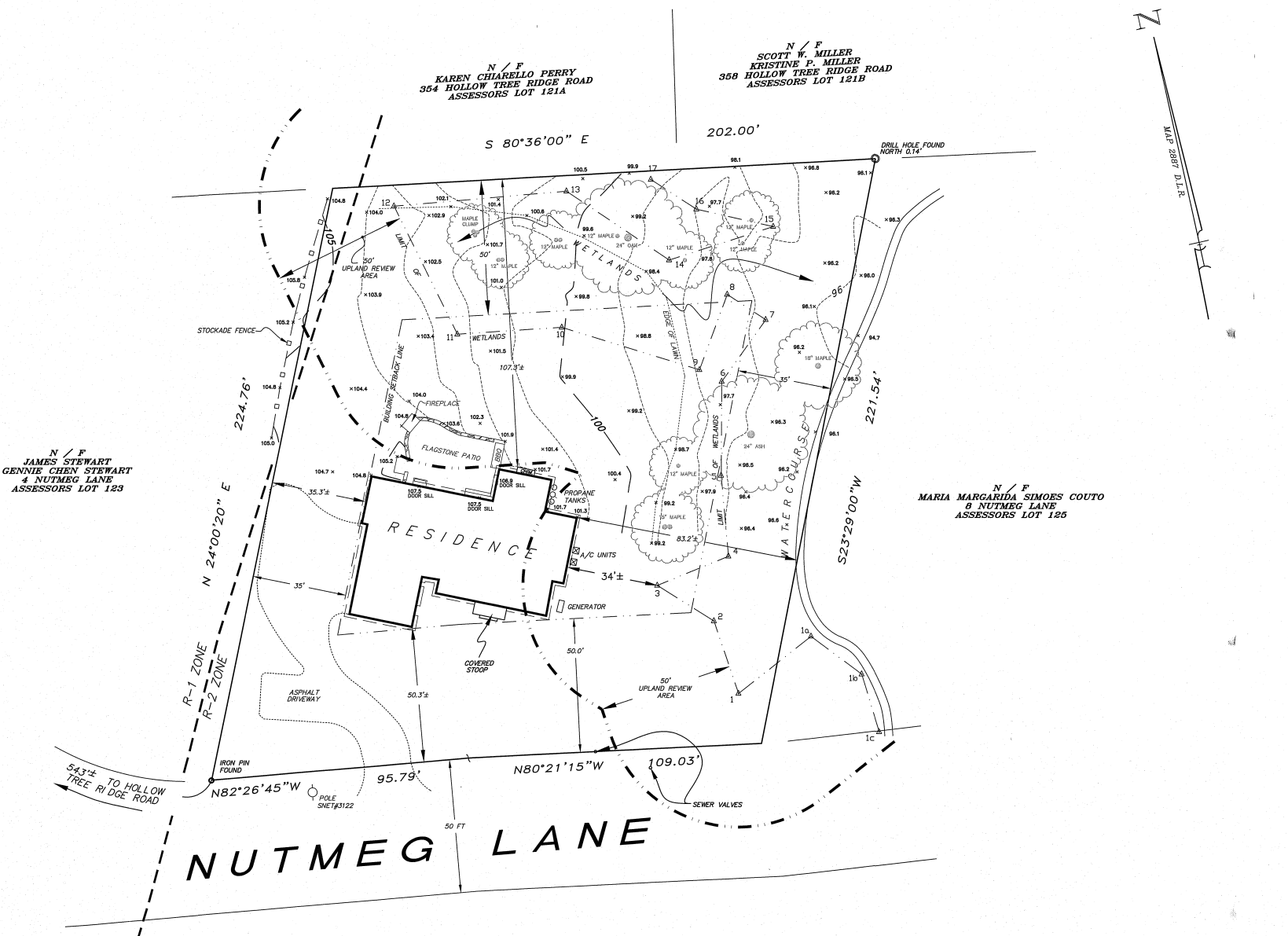


ZONING CHART R - 2 ZONE			
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	2.0000 ACRES 87,120 SQ. FT.	1.003± ACRES 43,700± SQ. FT.	
MIN. WIDTH	200 FEET	>200 FEET	
MIN. FRONTAGE	75 FEET	204.82 FEET	
MIN. DEPTH	200 FEET	>200 FEET	
MIN. FRONT YARD	50 FEET	50.3± FEET	
MIN. SIDE YARD (LEAST ONE)	35 FEET	35.3± FEET	
MIN. SIDE YARD (TOTAL OF TWO)	70 FEET	118.5± FEET	
MIN. REAR YARD	50 FEET	107.3± FEET	
MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	NOT MEASURED	
MAX. BUILDING HEIGHT (FEET)	30 FEET	NOT MEASURED	
MAX. BUILDING COVERAGE	20 PERCENT 8,740 SQ. FT.	8.5± PERCENT 3,720± SQ. FT.	



THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-309B-1 THROUGH 20-309B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS AMENDED ON OCTOBER 26, 2018.

IT IS A ZONING LOCATION AND TOPOGRAPHIC SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A" - 2', TOPOGRAPHIC ACCURACY CLASS "Y" - 2', VERTICAL ACCURACY CLASS "Y" - 3' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN AN "R - 1 & R - 2" ZONE.

REFER TO LOT 3, MAP 2887 OF THE DARLEN LAND RECORDS.

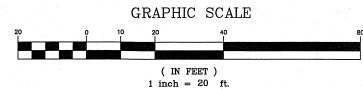
REFER TO WARRANTY DEED RECORDED IN BK. 992, PG. 187 OF THE DARLEN LAND RECORDS.

WETLANDS DEPICTED HEREON WERE MARKED IN THE FIELD ON MARCH 14, 2020 BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. AND FIELD LOCATED BY THIS OFFICE ON APRIL 15, 2020.

PROPERTY IS DEPICTED AS LYING OUTSIDE OF ANY 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARY FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 0801C0203GZ EFFECTIVE JULY 8, 2013.

THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

AREA = 43,700± SQ.FT.  
OR 1.003± ACRES



VERTICAL DATUM: ASSUMED

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.  
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS  
170 NOROTON AVENUE ~ 203-655-3331 ~ DARLEN, CONN. ©  
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ZONING LOCATION & TOPOGRAPHIC SURVEY  
6 NUTMEG LANE  
PREPARED FOR  
DEAN C. HATFIELD  
DEBORAH A. HATFIELD  
DARLEN, CONNECTICUT

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Mark A. Hatfield  
Mark S. Labow  
CT PLS #15584

SCALE: 1" = 20' DATE: SEPTEMBER 23, 2020  
DRAWN BY: OK CHECKED BY: ML  
DWG. NO: 20-89